

CITY OF DADEVILLE ZONING ORDINANCE

ORDINANCE NO. - 480

An Amendment to Ordinance 480 to More Precisely Define the Definition of Accessory Structures in the City Zoning Ordinance

WHEREAS, ALABAMA LOCAL GOVERNMENT CODE, per the provisions of Section 78 of Title 11 of the 1975 Code of Alabama, specifically authorizes zoning functions and procedures for municipalities; as the same may be amended, shall apply to all changes and amendments.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF DADEVILLE as follows:

ARTICLE III, GENERAL REQUIREMENTS, SECTION 2 - STRUCTURES be amended to **ADD** the following:

2.1 Accessory Structure shall include all detached structures such as carports, garages, pole barns, out buildings, children's playhouses, tree houses, storage houses built on skids and/or on permanent foundations and any other structure not expressly exempted in this section.

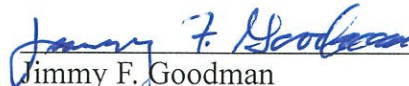
NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF DADEVILLE as follows:

ARTICLE III, GENERAL REQUIREMENTS, SECTION 4 – ACCESSORY STRUCTURES SUBPART 4.1 be amended to **REPLACE IN WHOLE AND ADD** the following:

- 4.1 *In Residential Districts:* Accessory structures are subordinate structure or portion of the Principal Structure, the use of which is incidental to the principal use of the premises, including any detached minor building consisting of masonry or frame walls and a roof. It also includes any other types of structure necessary as an adjunct to the use and occupancy of a Principal Structure.
- A. All *Accessory Structures* shall be limited to one-story in height and shall not have any enclosed structures blocking any possible exits (doors or windows) to the Principal Structure.
 - B. The term *Accessory Structure* shall include all detached structures such as carports, garages, pole barns, out buildings, children's playhouses, tree houses, storage houses built on skids and/or on permanent foundations and any other structure not expressly exempted in this section.
 - C. *Accessory Structures* are not permitted in the front setback of the property, which is the space between the primary front facing side of the Primary Structure (front wall) and that corresponding front property line.

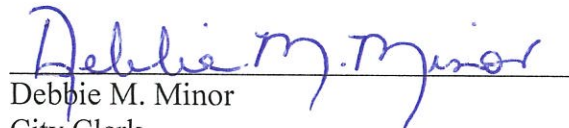
- D. Setbacks for *Accessory Structures* shall be a minimum of 5' from the property line, and a minimum of 10' from the Principal Structure.
- E. "*Exempt Accessory Structures*" include: unwallled open structures such as pergolas, arbors, gazebos and garden related structures of similar character.

PASSED, ADOPTED AND APPROVED this the 14th day of November, 2023.



Jimmy F. Goodman
Mayor

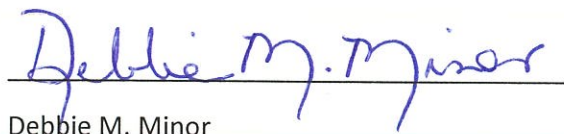
ATTEST:



Debbie M. Minor
City Clerk

I, the undersigned qualified and acting clerk of the City of Dadeville, Alabama, do hereby certify that the above and foregoing is a true copy of an ordinance passed and adopted by the City Council of the City named therein, at a regular meeting of such Council held on the 14th day of November, 2023, and that such ordinance is on file in the City Clerk's office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City on this 14th day of November, 2023.



Debbie M. Minor
City Clerk

